

After Recording Return to:

Roger D. Knapp
Attorney at Law
430 NE Everett Street
Camas, WA 98607

REAL ESTATE EXCISE TAX

N/A

MAY 11 2005

PAID See Lx CWL #2371212-9-2003

Vicki Chelland, Deputy
SKAMANIA COUNTY TREASURER

Doc # 2005157282
Page 1 of 2
Date: 05/11/2005 04:49P
Filed by: KNAPP O'DELL & LEWIS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$20.00

SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT AND DEED

Grantors: Nancy E. Bradford and Ethel E. Boggs, Co-Personal
Representatives
Grantees: Nancy E. Bradford, Ethel E. Boggs, Randall L.
Hopkins, Boyde E. Hopkins and Cecil C. Hopkins, Jr.
Legal Desc. (Abbrev.): Lot 42 and 43, Washougal River Tracts
Tax Parcel ID #02-05-32-3-0-800-00
Prior Document No.: 151408

THE GRANTORS, NANCY E. BRADFORD and ETHEL E. BOGGS, Co-Personal
Representatives of the Estate of Winona E. Hopkins, deceased, in distribution of the assets of
said estate, hereby assign, transfer and set over to NANCY E. BRADFORD, as her separate
estate, ETHEL E. BOGGS, as her separate estate, RANDALL L. HOPKINS, as his separate
estate, BOYDE E. HOPKINS, as his separate estate, and CECIL C. HOPKINS, Jr., as his
separate estate, Grantees, that certain Real Estate Contract entered into on the 5th day of
December, 2003, between Winona E. Hopkins, a single person, as Seller, and Charles D. Mickes,
a single person, and David J. Mickes, a single person, as Purchasers, for the sale and purchase of
the following described real estate situated in Skamania County, Washington, including any
interest therein which Grantors may hereafter acquire:

Gary H. Martin, Skamania County Assessor
Date 5/11/05 GS Parcel # 2-5-32-3-800

County of Skamania, State of Washington

A portion of Lots 42 and 43 of the WASHOUGAL RIVER
TRACTS, according to the recorded plat thereof, recorded in Book
"A" of Plats, page 80, in the County of Skamania, State of
Washington, described as follows:

Lot 1 of the HOPKINS SHORT PLAT, recorded in Book 3 of
Short Plats, page 431, records of Skamania County, Washington.

SUBJECT TO easements as shown on the recorded plat.

SUBJECT TO road maintenance and well agreement, including the
terms and provisions thereof, recorded October 20, 2003, in Book
252, page 760.

SUBJECT TO rights of the public in and to that portion lying
within the road.

Grantors further convey and quit claim the aforescribed premises to Grantees, who hereby assume and agree to fulfill the conditions of said Real Estate Contract.

Nancy E. Bradford and Ethel E. Boggs are the duly appointed, qualified, and acting Co-Personal Representatives of the Estate of Winona E. Hopkins, deceased, which is Probate Cause No. 05-4-00007-5 in the Superior Court for Clark County, Washington. This Seller's Assignment of Real Estate Contract and Deed is given pursuant to an Order of Solvency entered in said proceedings.

Excise tax was paid on December 9, 2003, Skamania County Treasurer's Receipt No.23501.

DATED this 9th day of May, 2005.

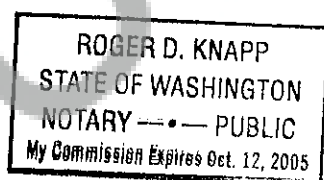
Nancy E Bradford
Nancy E Bradford

Ethel E. Boggs
Ethel E. Boggs

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me NANCY E. BRADFORD, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of May, 2005.

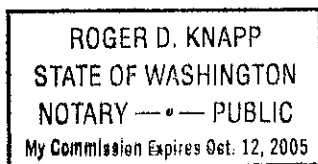


[Signature]
Notary Public in and for the State of
Washington, Residing at CLATSOP
My appointment expires: 10-12-05

STATE OF WASHINGTON)
) ss.
COUNTY OF CLARK)

On this day personally appeared before me ETHEL E. BOGGS, to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of May, 2005.



[Signature]
Notary Public in and for the State of
Washington, Residing at CLATSOP
My appointment expires: 10-12-05